



Officer Report

Application Number: HGY/2024/2726
Application Type: Approval of details reserved by a condition
Address: 29-33, The Hale, Tottenham, London, N17 9JZ
Proposal: Approval of details reserved by Condition 40 (Foundation Design) attached to planning permission HGY/2021/2304 dated 30 August 2023.

Case Officer: Philip Elliott
Valid Date: 03/10/2024
Applicant: Crosstree Real Estate Partners LLP
Agent: Mr Matthew Roe

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/2726

Ward: Tottenham Hale

Date received: 03/10/2024

Last amended date: 12/08/2025

Drawing number of plans: Thames Water Letter of No Further Comments (LONFC) dated 12th August 2025; The Hale - TW sewer survey; Sewer Visual Condition Report; C-26-010_C04_SECTION THROUGH EXISTING SEWER AND PROPOSED FOUNDATION; 1305-ACE-ZZ-XX-SP-S-1001-PILING SPECIFICATION Revision: 001; 1305-ACE-ZZ-XX-TN-S-0002 - Piling Impact Technical Note; S-06-201 - SECTIONS THROUGH CAPPING BEAM C01; S-26-101 - PILING GENERAL ARRANGEMENT P05; S-26-103 - FOUNDATION GENERAL ARRANGEMENT C01; Ground Appraisal Report 1305-ACE-GEO-GA-001 Revision: 003 dated 2024/08/22; 1305-ACE-ZZ-XX-TN-S-0003 – Excavated Material Technical Note; CFA Risk Assessment and Method Statement (RAMS) dated 16/09/2024.

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2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2021/2304) was granted on 30 August 2023 for: Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures.

3. CONSULTATION RESPONSE (summarised)

Thames Water

Thank you for consulting Thames Water for the discharge of matters relating to PILING. Thames Water confirms the piling condition referenced, can be discharged based on the information submitted. We have completed the review of the submissions in relation to the proposed demolition, piling and construction located adjacent to Thames Water's clean water and wastewater sewers. Based on the information provided, we are satisfied that the proposed demolition, piling and construction will pose negligible risk to the Thames Water assets, and therefore we have no further comments.

4. ANALYSIS/ASSESSMENT

Condition 40 reads as follows:

40) Foundation Design

Details demonstrating the following on foundation design shall be submitted to the Local Planning Authority (LPA) for its written approval prior to commencement of the development (excluding demolition) hereby approved.

- a. the methods to be used;
- b. the depths of the various structures involved;
- c. the density of piling if used; and
- d. details of materials to be removed or imported to site.

The approved foundation details shall be implemented as approved.

REASON: To ensure that construction of the foundations would not detrimentally affect the groundwater resource.

Pursuant to Condition 40 the applicant has submitted details of the proposed foundation design for the scheme. They have also provided information relating to the location of nearby sewers and water utility infrastructure. Thames Water have reviewed the proposals and find them to be acceptable. As such, the submitted details relating to Condition 40 can be approved.

5. RECOMMENDATION

APPROVE FOUNDATION DESIGN DETAILS RESERVED BY CONDITION 40 ATTACHED TO HGY/2021/2304.

As shown on approved drawings/documents: Thames Water Letter of No Further Comments (LONFC) dated 12th August 2025; The Hale - TW sewer survey; Sewer Visual Condition Report; C-26-010_C04_SECTION THROUGH EXISTING SEWER AND PROPOSED FOUNDATION; 1305-ACE-ZZ-XX-SP-S-1001-PILING SPECIFICATION Revision: 001; 1305-ACE-ZZ-XX-TN-S-0002 - Piling Impact Technical Note; S-06-201 - SECTIONS THROUGH CAPPING BEAM C01; S-26-101 - PILING GENERAL ARRANGEMENT P05; S-26-103 - FOUNDATION GENERAL ARRANGEMENT C01; Ground Appraisal Report 1305-ACE-GEO-GA-001 Revision: 003 dated 2024/08/22; 1305-ACE-ZZ-XX-TN-S-0003 – Excavated Material Technical Note; CFA Risk Assessment and Method Statement (RAMS) dated 16/09/2024.

Informatives:

The applicant is advised that Thames Water must be notified of any changes to the design solution as identified in the Letter of No Further Comments (LONFC) dated 12th August 2025.